

Before the Board of Zoning Adjustment, D. C.

Application No. 12186 of Melvin and Delores T. Conrad, pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception under Paragraph 3101.41 to continue the use of a nursery school in the R-2 District at the premises 3940 Pennsylvania Avenue, S. E., Lot 11, Square 5520.

HEARING DATE: September 15, 1976

DECISION DATE: March 8, 1977

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
2. The subject premises is improved by a two story residential structure currently serving as a nursery school.
3. This school is currently operating pursuant to this Board's Order 11344.
4. The nursery school accommodates thirty (30) children, from two to five years of age, from 6:30 a.m. to 6:30 p.m. five days per week.
5. The nursery school serves children from the surrounding neighborhood (ten (10) blocks or less).
6. Although the school does not provide parking, the hours of operation is during the period when most surrounding area residents are at work. Therefore, any traffic generation created by the school is amply met.
7. The Municipal Planning Office, by report dated July 21, 1976, recommended approval of this application.
8. There was no opposition to the granting of this application evinced at the public hearing.

CONCLUSIONS OF LAW AND OPINION:

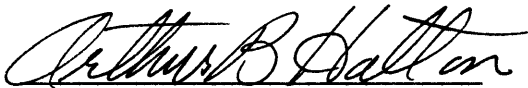
This nursery school serves the neighborhood and has operated for more than five years without objection. The Board is of the opinion that this nursery school is so located and its activities will be such that it is not likely to become objectionable

to adjoining or nearby property because of noise, traffic, or other objectionable conditions. It is therefore, ORDERED that this application is hereby GRANTED for a period of THREE (3) YEARS.

VOTE:

3-0 (Lilla Burt Cummings, Esq., Leonard L. McCants, Esq.,
and William F. McIntosh)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: 
ARTHUR B. HATTON
Executive Secretary

FINAL DATE OF ORDER: 3-22-77

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.